



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY NOVEMBER 25, 2013 — 4:00 P.M.
1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll Call. Approval of the October 28, 2013 meeting minutes and current agenda.

LANDMARK DESIGNATION	Jurisdiction	Project	Pg.
A. 3141 LASALLE STREET.....	Ward: 6.....	Landmark Designation.....	1

PRELIMINARY REVIEWS

B. 3015 McNAIR STREET.....	Benton Park HD	Construct a two-story house.....	6
C. 2716 INDIANA AVENUE	Benton Park HD	Construct a two-story house.....	13

APPEALS OF DENIALS

D. 4380 OLIVE STREET.....	Central West End HD....	Construct a 3 family dwelling.....	19
E. 5885 DR. M.L. KING DR.....	Wellston Loop NR HD...	Demolish a commercial bldg.....	25



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A.

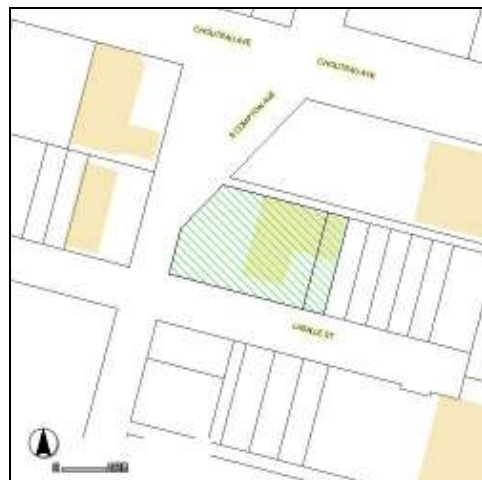
DATE: November 25, 2013
ADDRESS: 3141 LaSalle Street
ITEM: City Landmark Designation for the Compton Hill Missionary Baptist Church
JURISDICTION: Ward 6
STAFF: Betsy Bradley, Director, Cultural Resources Office



COMPTON HILL MISSIONARY BAPTIST CHURCH

RECOMMENDATION:

That the Preservation Board hold a public hearing, approve the petition as submitted by the property owner and direct that a Landmark designation bill with a Landmark preservation plan be prepared for consideration by the Board of Aldermen.



BACKGROUND:

In 2013, the Compton Hill Missionary Baptist Church congregation contacted the Cultural Resources Office Director with a request for consideration of City Landmark status for the property.



INTERIOR OF SANCTUARY



WEST SIDE ADDITION



EAST SIDE AND ADDITION

RELEVANT LEGISLATION:

Ordinance 64689

PART IVB - DESIGNATION OF LANDMARKS OR LANDMARK SITES

SECTION TWENTY-NINE. Generally - Landmark/Landmark Site Designation.

- A. Notwithstanding its present zoning district designation, any site or Improvement together with the immediately adjacent premises may be designated a Landmark and/or Landmark***

Site, by ordinance, provided that the Preservation Board finds that the site or Improvement meets one or more of the criteria set out in Section Sixteen.

- B. A Site or Improvement may be submitted for designation as a Landmark and/or Landmark Site as provided in Sections Thirty through Thirty-Seven.*

SECTION THIRTY. Petition filing requirements - Landmark/Landmark Site Designation.

A petition shall be filed in the Office of the Preservation Board on such forms and in such manner as the Preservation Board may prescribe. Such petition may be initiated by the Owner or Owners of the site or Improvement proposed for designation, by the alderman within whose ward the site or Improvement is situated, or by the Cultural Resources Office on behalf of and at the request of the Preservation Board. The staff of the Cultural Resources Office shall cooperate with the petitioner in the preparation of the petition and shall, upon the petitioner's request, furnish data, reports, graphics and other information and assistance necessary for the preparation of such petition. Each such petition shall include, but not be limited to:

- A. A general location map and legal description of the site or Improvement proposed for designation by metes and bounds or other legal description that readily identifies the site or Improvement;*
- B. A statement documenting the historic, architectural, cultural, archeological or aesthetic significance of the site or Improvement together with an architectural survey map that evaluates the significance of each Improvement and/or topographic feature within the proposed site. The statement shall describe the current economic conditions and environs of the site or Improvement and shall describe the advantages to adjacent property Owners and to the City which may be anticipated as a consequence of designation;*
- C. A plat at an appropriate scale indicating the existing uses of all Improvements and premises within the proposed site;*
- D. A general plan for the site or Improvement indicating all planned or proposed (public or private) restoration, development and demolition within the site;*
- E. Proposed Landmark standards to be applied to the site or Improvement, including, but not limited to, Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for demolition of Exterior Architectural Features;*
- F. A statement of amendment (if any) to the existing zoning classifications and boundaries necessary to conform to the proposed plan.*

A completed Landmark Petition has been filed with the Cultural Resources Office and is attached to the agenda.

SECTION THIRTY-ONE. Distribution and review of petition - Landmark/Landmark Site Designation.

- A. Within five (5) days after a petition for designation of a Landmark or Landmark Site has been filed as above provided, the Preservation Board shall transmit copies of the petition*

together with all exhibits and documents appurtenant thereto to the Planning Commission and the Board of Public Service, and if the Owner or Owners of record of the site or Improvement are not the petitioner, also to the Owner or Owners of record.

- B. Within forty-five (45) days after such transmittal, the Planning Commission and the Board of Public Service shall review the petition and shall transmit to the Preservation Board such advice and recommendations as they deem appropriate as to: (i) the proposed designation's conformity with the Comprehensive Plan for the City and any applicable neighborhood and development plans; and (ii) the degree to which the proposed designation advances the physical development of the City. (Ordinance 64925)***

The Planning Commission considered the proposed Landmark designation at its November 2013 meeting. The Commission found that the proposed City Landmark designation to be in conformity with the City's Strategic Land Use Plan and made the determination that the proposed designation will have a positive impact on the physical development of the City. The Board of Public Service has also communicated its support of the Landmark designation and Landmark plan.

SECTION THIRTY-TWO. Hearing on petition - Landmark/Landmark Site Designation.

The Preservation Board shall, prior to making its determination with respect to the petition, permit the Owner of record and any other interested party an opportunity to appear before the Preservation Board and be heard. In its discretion, the Preservation Board may hold a public hearing regarding the proposed designation.

This agenda item is scheduled for the purposes of holding the public hearing and making one of the decisions indicated below.

SECTION THIRTY-THREE. Determination - Landmark/Landmark Site Designation.

- A. After review and consideration of the petition, recommendations of the Board of Public Service and the Planning Commission, and comments received from the Owner(s) and other interested parties, the Preservation Board shall:***
- 1. Approve the petition as submitted; or***
 - 2. Approve the petition with such modifications or conditions as the Preservation Board shall deem appropriate; or***
 - 3. Disapprove the petition.***
- B. Such determination shall be in writing and shall be made within one hundred twenty (120) days after filing of the petition, or if a public hearing is held, then within sixty (60) days after such public hearing; provided that the Preservation Board may vote to extend such time period to permit additional studies or reports to be completed or for other good and proper cause. The Preservation Board shall promptly notify the petitioner, the mayor, the Planning Commission, the Board of Public Service, the clerk of the Board of Aldermen, and the Owner(s) of record of the Preservation Board's determination.***

SECTION THIRTY-FOUR. Preparation of designation bill upon approval of petition - Landmark/Landmark Site Designation.

In the event of approval of a petition for designation of a Landmark and/or Landmark Site, the Preservation Board shall cause to be prepared a Landmark or Landmark Site designation bill with a Landmark preservation plan for consideration by the Board of Aldermen. The designation bill shall include, but not be limited to, the elements of the petition as described in Section Thirty. The Landmark preservation plan shall contain Landmark standards for the regulation of construction and alteration of Exterior Architectural Features of or within the Landmark or Landmark Site and shall provide for the preservation of the significant features or characteristics of the site or Improvement which are the basis for the Landmark designation. Within forty-five (45) days after the Preservation Board's approval of the petition, a copy of such designation bill together with the Landmark preservation plan and Landmark standards shall be transmitted to the clerk of the Board of Aldermen, to the Planning Commission, to the mayor, and to the Owner(s) of record.

LANDMARK OVERVIEW:

The church building at 3141 LaSalle Street has been the home of the Compton Hill Missionary Baptist congregation since circa 1892. The Compton Hill congregation was founded during the 1860s. Under the leadership of Elder George Miller, the congregation was incorporated in 1892 and around the same time, the congregation built or acquired a brick church building. By the late 1920s, the congregation had plans to expand the church and construct a new façade. The existing façade was removed before the project stalled. The current appearance of the main portion of the church building dates from 1944. Architect John R. Steele drew plans for a new façade and an addition to the front of the church. Rev. Mahomes was identified in city records as the builder, and may have assumed the role of general contractor for the project. Additional additions were completed during the 1950s and the 1990s.

The petition states that the site has “significant character or value as part of the development, heritage or cultural characteristics of the City.” The statement of significance reads:

The Compton Hill Missionary Baptist Church property meets Criterion A for designation as a St. Louis City Landmark. The church at 3141 LaSalle Street has been the home of the congregation since circa 1892. It represents the heritage of the black community of Compton Hill, one of the several distinct black neighborhoods of the City established during the 19th century. With its new front, designed by black architect John R. Steele in 1944, the church building and the congregation’s history convey significant aspects of the city’s heritage and cultural legacy.

The Landmark Plan is to continue to use the property as the home of the Compton Hill Missionary Baptist Church. The Preservation Plan is based on the Secretary of Interior’s Standards and emphasizes the retention of the main portion of the church and the use of an overall rehabilitation treatment approach.

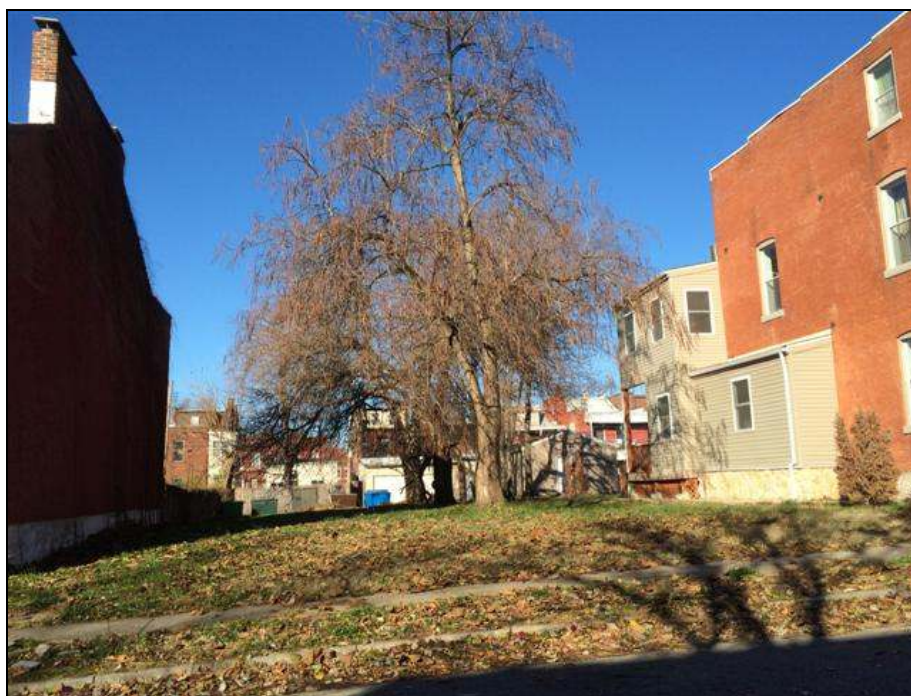


CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

B.

DATE: November 25, 2013
ADDRESS: 3015 McNair Avenue
ITEM: Preliminary Review: construction of a new single-family house
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office



3015 MCNAIR

OWNER/DEVELOPER:

Amy T. Mintner

ARCHITECT:

Stacy Clear/

STAFF RECOMMENDATION:

That preliminary approval be granted subject to review of final details, materials and drawings by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct a single-family residence on a vacant parcel.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

- 1. A building or element(s) of a single building type or style constructed prior to 75 years ago:**
 - 1. Existing or once existing within:**
 - 1. the Benton Park Historic District; or**
 - 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and**
 - 2. Offered to prove that:**
 - 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or**
 - 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and**
 - 3. Of a comparable form, architectural style and use as:**
 - 1. The building to receive the constructed or reconstructed element; or**
 - 2. The building to be constructed.**

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate Model Example for the proposed building.

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

- 2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.**

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric. The proposed design meets these requirements.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment

- 1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....**

Complies. The Public Facade will face McNair.

2. Setback

- 1. New buildings shall have the same setback as adjacent buildings....**

Complies.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The building's height and width are in compliance with the massing of the buildings to either side.

301.3 Scale

- 1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).**

- 2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....**

Complies. The building is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies. Building elements are compatible with adjacent residential buildings.

301.5 Ratio of Solid to Void

- 1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.**
- 2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.**

3. The height of a window in the Public Facade shall be between twice and three times the width.

4. The ratio of solid to void may be based on a Model Example.

Complies. The fenestration and entry on the Public Façade follow the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:

1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.

2. Stone common to the Benton Park Historic District.

3. Scored stucco and sandstone.

4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. The front facade will be brick. The south elevation, which is close to that of the adjacent building, will have a brick return of 12 feet. The north elevation, adjacent to a vacant parcel, will be exposed to street view. The owner has agreed to brick most of this elevation: at an appropriate visual break — the attached garage at the rear — the rest of the wall will be sided. This area, approximately 70 feet back from the street, will not be visually prominent.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;

2. Cast-in-place concrete with a stone veneer; or

3. Cast-in-place concrete, painted.

Complies.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

3. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

303 GARAGES AND CARPORTS IN NEW CONSTRUCTION

Garages and carports are not regulated except as follows:

1. Garages and carports shall be set within 10' of the alley line.

Does not comply. The proposal is for an attached garage, which will be 14 feet from the alley.

2. Vehicular access shall only be from the alley.

Complies.

3. Garage doors shall be parallel to, and face, the alley.

Complies.

4. Construction requirements per form:

- 1. Garages shall be sided with a 4" cover siding of wood, vinyl or finished aluminum; 4" beaded tongue-and-groove siding, brick, or brick veneer. Unfinished siding is prohibited.**

- 2. Based on a Model Example.**

Does not comply. No Model Example for the garage has been submitted, nor would be available for an attached garage condition.

5. Garage and carport roofs shall be as set forth in Section 201.

6. The mass and scale of garages and carports shall be appropriate for their use and not visually dominate the main building.

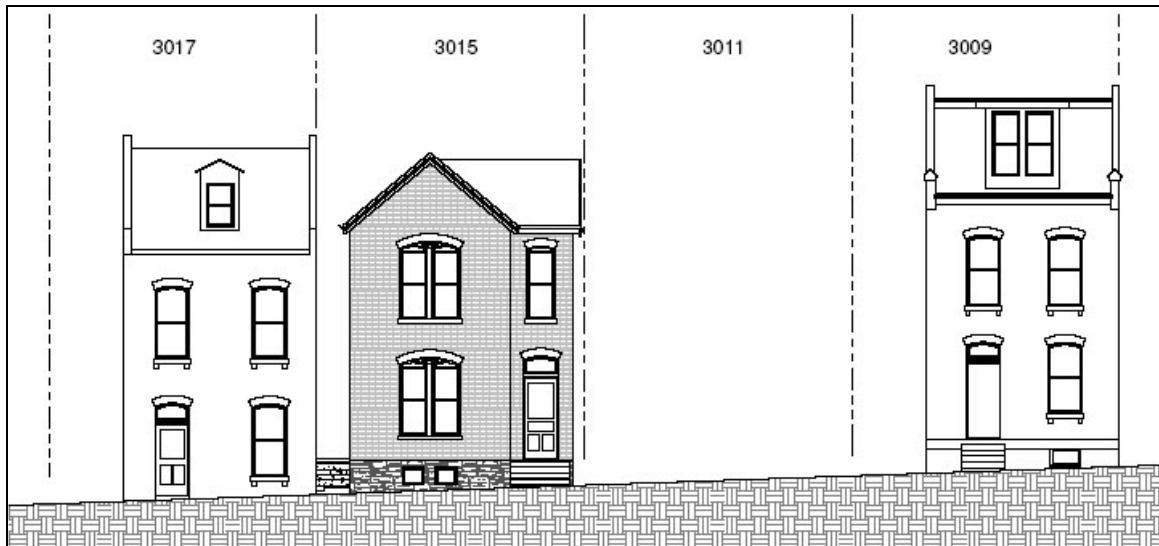
Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

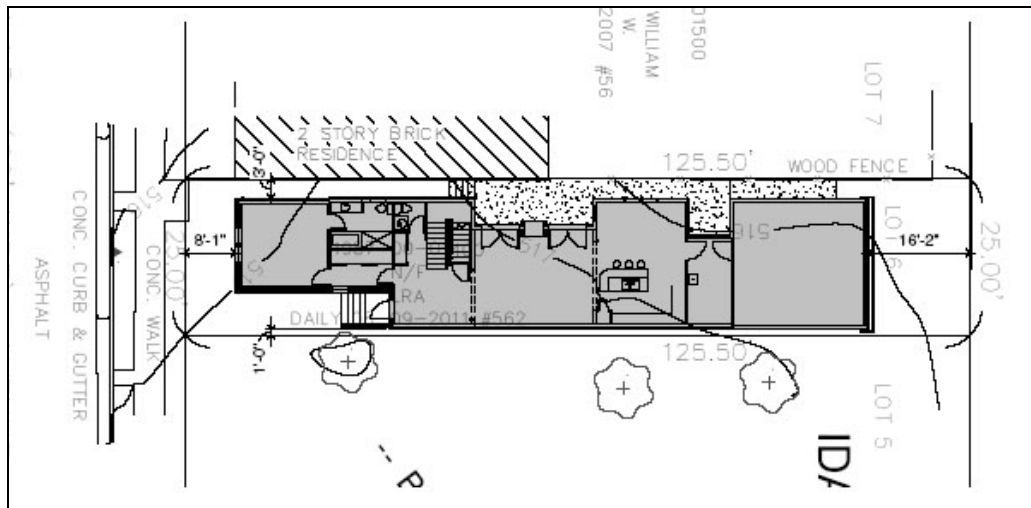
The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 3015 McNair, is located in the Benton Park Local Historic District.
- The proposed massing, scale, proportions and detailing of the building are appropriate for its site and compatible with adjacent buildings and follow the Model Example.
- The north elevation will be exposed to street view, but will be predominantly brick.
- The garage, while not in full compliance with the standards, will have little impact upon the streetscape.

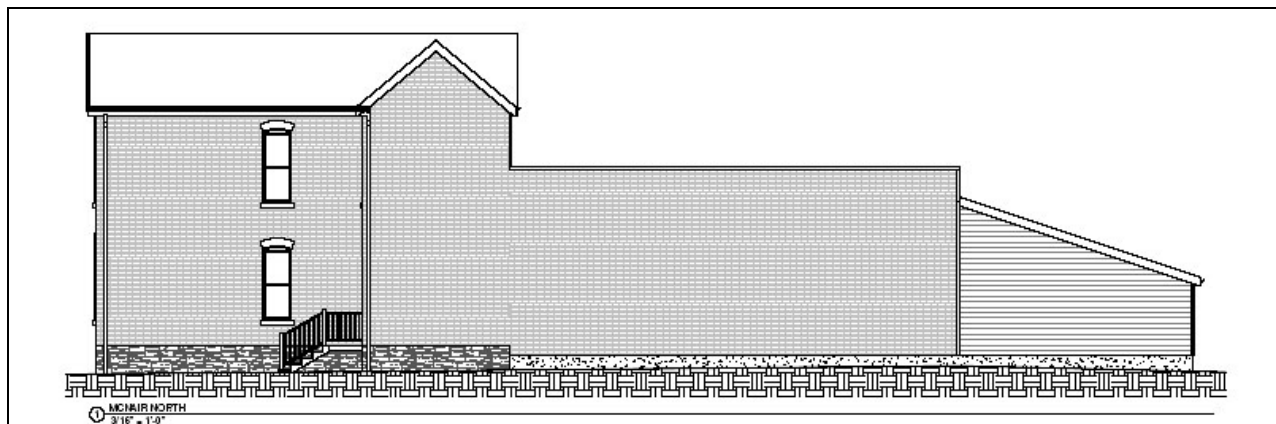
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction, with the stipulation that final drawings and materials be reviewed and approved by the Cultural Resources Office.



PROPOSED BUILDING IN CONTEXT WITH EXISTING FABRIC



PROPOSED SITE PLAN WITH ADJACENT PROPERTIES



NORTH ELEVATION WITH ATTACHED GARAGE (SIDED)



SUBMITTED MODEL EXAMPLE



ADJACENT BUILDINGS



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

C.

DATE: November 25, 2013
ADDRESS: 2716 Indiana Avenue
ITEM: Preliminary Review: construction of a new single-family house
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office



2716 INDIANA

OWNER/DEVELOPER:

Amy T. Mintner

ARCHITECT:

Stacy Clear

STAFF RECOMMENDATION:

That preliminary approval be granted subject to review of final details, materials and drawings by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct a single-family residence on a vacant parcel.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

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 - 3. Offered to prove that:**
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 - 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and**
 - 4. Of a comparable form, architectural style and use as:**
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 - 2. The building to be constructed.**

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate Model Example for the proposed building.

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

- 3. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.**

The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric. The proposed design meets these requirements.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

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301.1 Site

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1. Alignment

- 1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....**

Complies. The Public Facade will face Indiana.

2. Setback

- 1. New buildings shall have the same setback as adjacent buildings....**

Complies.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The building's height and width are in compliance with the massing of the buildings to either side.

301.3 Scale

- 1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).**

- 2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....**

Complies. The building is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.5 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies. Building elements are compatible with adjacent residential buildings.

301.5 Ratio of Solid to Void

- 1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.**
- 2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.**

3. The height of a window in the Public Facade shall be between twice and three times the width.

4. The ratio of solid to void may be based on a Model Example.

Complies. The fenestration and entry on the Public Façade follow the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:

1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.

2. Stone common to the Benton Park Historic District.

3. Scored stucco and sandstone.

4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. The front and north elevation, which is visible because of the width of the side yard, will be brick. The south elevation, which is close to that of the adjacent building, will have a brick return of 12 feet. The remainder of this façade will be sided, but will not be visible from the street.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;

2. Cast-in-place concrete with a stone veneer; or

3. Cast-in-place concrete, painted.

Complies.

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

4. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

303 GARAGES AND CARPORTS IN NEW CONSTRUCTION

Garages and carports are not regulated except as follows:

1. Garages and carports shall be set within 10' of the alley line.

Complies.

7. Vehicular access shall only be from the alley.

Complies.

8. Garage doors shall be parallel to, and face, the alley.

Complies.

9. Construction requirements per form:

- 1. Garages shall be sided with a 4" cover siding of wood, vinyl or finished aluminum; 4" beaded tongue-and-groove siding, brick, or brick veneer. Unfinished siding is prohibited.**
- 2. Based on a Model Example.**

Does not comply. No Model Example for the garage has been submitted.

10. Garage and carport roofs shall be as set forth in Section 201.

11. The mass and scale of garages and carports shall be appropriate for their use and not visually dominate the main building.

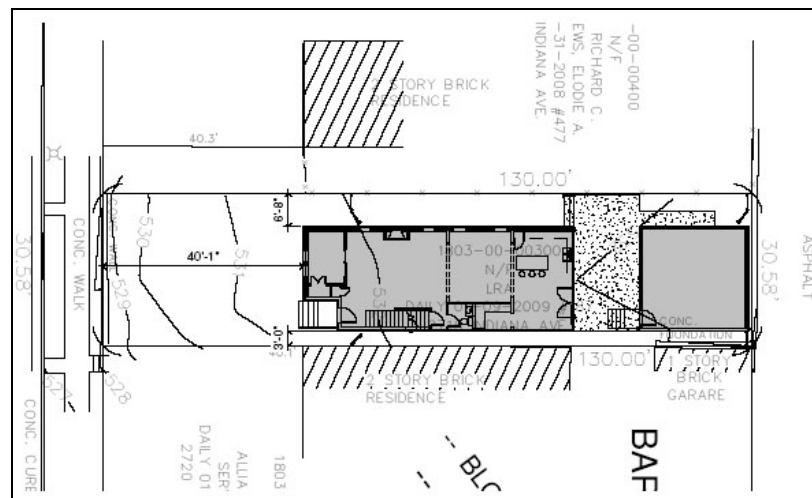
Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2716 Indiana, is located in the Benton Park Local Historic District.
- The proposed massing, scale, proportions and exterior materials of the building are appropriate for its site and compatible with adjacent buildings, and follow an approved Model Example.
- No Model Example has been for the proposed garage. However, the garage complies with all other requirements and will not be visible from any street.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings and materials be reviewed and approved by the Cultural Resources Office.



PROPOSED SITE PLAN WITH ADJACENT PROPERTIES



PROPOSED BUILDING IN CONTEXT WITH EXISTING FABRIC



SUBMITTED MODEL EXAMPLE



LOOKING NORTH TOWARD SITE



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: November 25, 2013
SUBJECT: Appeal of Director's Administrative Denial to construct a three-family home
ADDRESSES: 4380 Olive
JURISDICTION: Central West End Certified Local Historic District — Ward 28
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4380 OLIVE

OWNER/APPLICANT:

Taylor Brooks-Owner
Will Wright-Architect

RECOMMENDATIONS:

That the Preservation Board overturn the Director's Denial of the proposed new construction, with the stipulation that the setback, front porch and stair, and front basement entry be redesigned, and the foundation of front and west elevations be veneered with brick instead of stone.



RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, the Central West End Historic District:

III. RESIDENTIAL AND INSTITUTIONAL DESIGN STANDARDS

New Construction or Additions to Existing Residential or Institutional Buildings:

When designing a new residential or institutional building, the height, scale, mass, and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building. The new addition, however, should be easily distinguishable from the existing historic building.

A. Height, Scale and Mass

A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing low-rise buildings that form the block-face. Floor levels, water tables and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design.

Partly complies. The building's height complies with the 15% requirement. The basement of the building, however, will be set a half-story above grade, and therefore floor-to-ceiling heights will not conform to historic precedent. This block of Olive has sustained much demolition of the original fabric and several infill buildings of varied scale, height and exterior materials have been constructed, so that the context is varied..

...

B. Location

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited to the rear of, and if at all possible, directly behind the main building on the lot.

Does not comply. The building is set back approximately 5 feet behind the building line of the block, in order to accommodate a long stair run to the first floor.

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible from public or common areas. All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast

stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

Partly complies. Visible sides of the building will be brick; however, the foundation is proposed to be veneered with artificial stone, which is not permitted under the standards.

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition and joint profile.

Complies.

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10% of the window area of the majority of buildings on the block.

Complies.

E. Decks

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

Complies. A small stoop is proposed for the rear façade and will not be visible from the street.

F. Accessory Buildings

A new accessory building, including a garage, shall be designed and constructed in a manner that is complementary in quality and character with the primary structure and neighboring buildings. Complementary structures are appropriate in scale and use a similar type and quality of materials. Design details from the main building should not be replicated, but such details may be modified and reduced in scale to express the same architectural presence in a simpler way. When not visible, materials other than those of the primary building may be used for exterior walls.

Complies. A two-car garage is proposed behind the building at the alley.

Site Work

A. Walls, Fences and Enclosures

Walls, fences, gates and other enclosures form an important part of the overall streetscape. Original or historic walls, iron fences and gates, gatehouses, and other enclosures, as well as arches and other historic architectural features, shall always be preserved through repair and maintenance. When non-original or non-historic retaining walls or tie-walls require replacement, the original grade of the site shall be returned if

feasible or more appropriate materials shall be used. New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought iron or evergreen or deciduous hedge when visible from the sidewalk or street, as is consistent with the existing dominant materials within the historic district.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for new construction led to these preliminary findings:

- 4380 Olive is located in the Central West End Local Historic District.
- The application for a building permit was administratively denied by the Director because of time limitations under Ordinance #64689, and therefore this is an appeal of that denial.
- 4300 block of Olive has sustained extensive demolition of its original fabric and the construction of a number of infill buildings of varied mass, scale and height has created an inconsistent blockface.
- The owner and architect have revised the original proposal to bring it closer in compliance with the historic district standards.
- The setback of the building does not conform to the building line of the block.
- The floor levels of the building do not align with those of adjacent buildings.
- The enclosed vestibule/porch and front stair are not characteristic of other buildings in the historic district. An open porch would be more appropriate and compatible.
- The artificial stone proposed for the front and west foundations is not permitted under the standards. Brick, of the same or a different color from that of the main building, would be acceptable.
- The location of a basement entry on the front façade is not typical of other buildings in the district, and should be simplified to be as unobtrusive as possible.

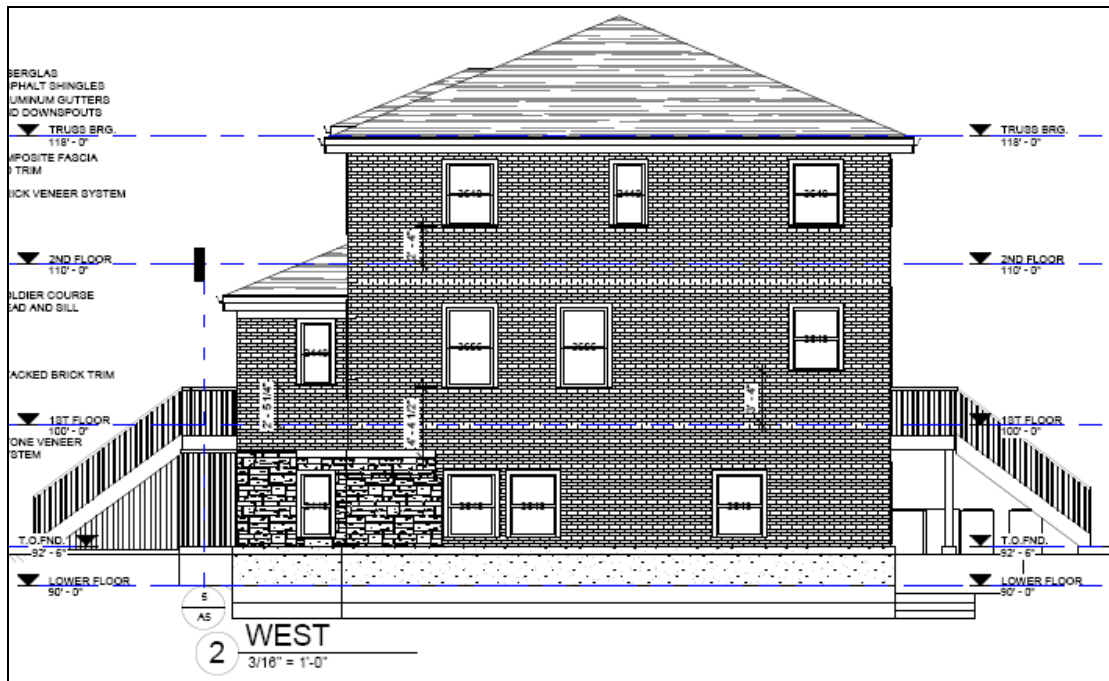
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board overturn the Director's Administrative Denial of the application for the new residential construction with the stipulation that the setback be adjusted; the foundation material on the exposed elevations be brick; and that the front porch and stairs and the basement front entry be redesigned to be more compatible with the neighborhood..



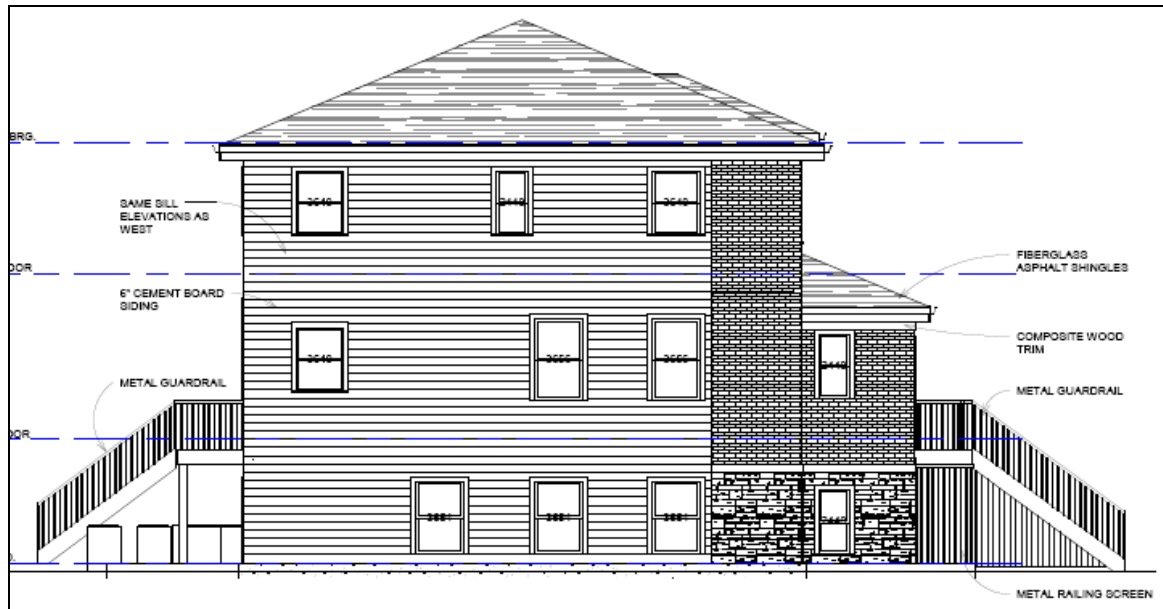
STREETSCAPE



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: November 25, 2013
ADDRESS: 5885 Dr. Martin Luther King Drive
ITEM: Appeal of Demolition Permit Denial
JURISDICTION: Preservation Review District, National Register of Historic Place Historic District — Ward 22
STAFF: Betsy Bradley, Director, Cultural Resources Office



5885 DR. MARTIN LUTHER KING DRIVE



OWNER: Johnny Parker

APPLICANT: Signature Demolition & Trucking

RECOMMENDATION:
That the Preservation Board uphold the Director's denial.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

5885 Dr. Martin Luther King is a contributing building in the National Register Wellston Loop Commercial District and is located in a Preservation Review District.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.**

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.**

5885 Dr. Martin Luther King is a two-story brick commercial block – a storefront and flats arrangement – erected in 1911. It is quite similar in architectural presence to the other

buildings of this type in the historic district with a single storefront flanked by entrances, one to the storefront and one to the flat above; cast-iron columns supporting the storefront lintel, and a shaped parapet silhouetted against the sky. With its typical architectural presence and no known historical significance, it is considered to be a Merit building.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.**

- 1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.**

The condition of this building was likely sound, but not stellar, prior to the recent incident which damaged the west side. Aerial photographs show that the northwest corner of the roof is allowing precipitation to enter the building. Severe deterioration due to water damage is visible on the rear façade. As the result of the adjacent demolition project, the building has a fairly large hole in the west side wall, one that extends from foundation level to nearly the parapet. The interior floors have collapsed. A smaller area of brick that appears ready to fall from the wall is located further to the rear of the large hole. The hole in the side wall and the collapse of the floors are of concern and reduce the soundness of the building.

- 2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.**

Not applicable.

D. Neighborhood Effect and Reuse Potential.

- 1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.**

The Wellston Loop Commercial Historic District was listed in the National Register in 2010. Many of the buildings in the district need to be rehabilitated; the hope is that the use of tax credits will help effect a revival of the six-block length of Dr. Martin Luther King that is the district. The long blockfront on the north side of the street between Hamilton and Goodfellow, on which 5885 stands, is in the heart of the district and presents a strong, mostly intact range of contributing buildings.

- 2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be**

evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The reuse of this property is at least good as it is located in a group of buildings, some of which are occupied by businesses, the 22nd Ward office, and churches.

Nevertheless, considerable exterior and interior work would be required prior to the reuse of this building.

- 3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.**

No evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for demolition.

It appears that no insurance money will be available to stabilize the building. If this is the case, the owner will have no assistance to recover from a situation caused by the demolition of the adjacent building.

E. Urban Design. The Office shall evaluate the following urban design factors:

- 1. The effect of a proposed partial demolition on attached or row buildings.**

Not applicable.

- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.**

5885 was part of an intact row of buildings consisting of mostly commercial blocks of similar scale. The loss of the flats building to the west has created an unfortunate lack of continuity in the block face; the demolition of 5885 would extend the gap. The importance of 5885 is in its role in the block face, particularly in the continuance of the row of buildings to the east.

- 3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.**

The fully-developed long block front on which 5885 stands in the Wellston Loop area can still be conveyed. The block front retains a strong sense of integrity, rhythm, and density needed for a historic district that can be maintained only with the avoidance of demolition.

- 4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.**

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

- 1. The applicant has demonstrated site control by ownership or an option contract;**
- 2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;**

At this time, the owner is proposing no new construction.

- 3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;**

Not applicable.

- 4. The proposed use complies with current zoning requirements;**

The property is in a Neighborhood Preservation Strategic Land Use area and is zoned "G," Local Commercial and Office.

- 5. The proposed new construction would commence within twelve (12) months from the application date.**

Not applicable.

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

The building is not categorized as an accessory structure.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 5885 Dr. Martin Luther King, a contributing building in a National Register Historic District and therefore a Merit building, is located in a Preservation Review District.
- The building, though of a common building type, contributes to a largely intact block front in the historic district.
- The demolition of the adjacent building damaged the west wall of 5885, yet it appears that there will be no insurance payment to be used to stabilize the building, the soundness of which has been notably compromised.
- Some of the nearby buildings on the block face are occupied and exhibit the range of uses that are possible in the buildings in the Wellston Loop Commercial historic district.
- The loss of the building would have a detrimental effect on the mostly intact long block in the heart of the Wellston Loop Commercial historic district.
- The fact that no new construction is proposed at this time and other criteria were considered, as applicable, to this proposed demolition.

RECOMMENDATION:

That the Board uphold the denial of the demolition permit application, as the building is a Merit building in a National Register district.



WEST WALL



REAR AND WEST WALL



DR. MARTIN LUTHER KING DRIVE WITH 5885 AT LEFT

